



**STATEMENT OF PROCEEDINGS
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY BUSINESS LICENSE COMMISSION
KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 374-A
LOS ANGELES, CALIFORNIA 90012
<http://board.co.la.ca.us/blc>**

Wednesday, August 13, 2014

9:00 AM

AUDIO LINK FOR THE ENTIRE MEETING. (14-3698)

Attachments: [AUDIO](#)

Present: President Steven Afriat, Vice President Renée Campbell,
Secretary Sara Vasquez, Commissioner Shan Lee and
Commissioner James Barger

1. Call to Order. (14-3559)

President Afriat called the meeting to order at 9:00 a.m. President Afriat led the Pledge of Allegiance.

I. ADMINISTRATIVE MATTER

2. Approval of Minutes for the meeting July 9, 2014. (14-3560)

On motion of Commissioner Barger, seconded by Vice President Campbell, and unanimously carried by the following vote, this item was approved:

Ayes: 5 - President Steven Afriat, Vice President Renée Campbell, Secretary Sara Vasquez, Commissioner Shan Lee and Commissioner James Barger

Attachments: [SUPPORTING DOCUMENT](#)

II. PUBLIC HEARINGS

3. Hearing on recommendation to deny Annual Dance/SC Business License ID #136747 for Eusebio Preciado, Preciado's Ballroom Dance Studios, located at 24811 Railroad Avenue, Newhall, CA 91321 in the Fifth District. (14-2997)

This item was discussed after Agenda Item No. 7.

Rita Bowman, Treasurer and Tax Collector's Office (TTC), provided a brief overview of the case and explained that the decision for the recommendation to deny is based on Mr. Preciado's failure to comply with submitting documents required by TTC.

Ms. Bowman read the list of documents that were asked of the owner and confirmed that all applicants who apply for an Annual Dance license are required to submit these documents.

Vice President Campbell questioned the need for bank statements and Hamlet Panosian, TTC, indicated that TTC is willing to revisit this requirement and will consider it on a case-by-case basis.

Eusebio Preciado, owner of Preciado's Ballroom Dance Studios, referenced Los Angeles County Code (LACC) Title 7, Section 7.06.100 and Section 7.30.150 and provided a brief overview of the case. Mr. Preciado reported that he has attempted to comply with TTC; however, they have not been able to justify the requirement of providing bank statements.

Mr. Panosian reported that Mr. Preciado failed to comply with LACC Title 7, Section 7.30.170.F. Mr. Preciado stated that he does not have a lease for his dance studio; however, he agreed to supply TTC with a letter from his Landlord.

Vice President Campbell asked if TTC was in receipt of approvals from all other departments. Ms. Bowman confirmed that after a few corrections required by the city of Santa Clarita, all departments have approved the application.

President Afriat asked County Counsel to clarify the minimum and maximum requirements requested by TTC. LaTayvius Alberty, County Counsel, confirmed that under LACC Title 7, Section 7.30.170.F, TTC has the right to request additional documents as a requirement for the application process.

Commissioner Barger asked Ms. Alberty to clarify the significance of the Commission's decision. Ms. Alberty clarified that the Commission's decision is the final determination in allowing the applicant to continue with the application process.

President Afriat explained that the business license is not before the Commission for consideration, it is the recommendation to deny by TTC that is being considered. President Afriat shared his prospective on the case.

Mr. Preciado indicated that he is not comfortable with providing TTC with bank statements and does not agree that it is pertinent documentation. President Afriat indicated that the Commission is inclined to reach an agreement with both Mr. Preciado and TTC.

Commissioner Lee questioned why Mr. Preciado did not provide insurance information. Mr. Preciado indicated that he was not given justification regarding why TTC was requesting these documents; therefore, he did not comply with submitting the insurance information.

Commissioner Lee asked if application fees are determined by revenue. Mr. Panosian confirmed that fees are a flat rate. In response to Commissioner Barger, Mr. Panosian confirmed that the fee for this license was approximately \$2,100.

After discussion, on motion of Commissioner Barger, seconded by Vice President Campbell, and unanimously carried by the following vote, the Commission overturned TTC's recommendation to deny with the condition that the following documents are submitted within 30 days:

- Doing Business As (DBA)
- Notarized Letter from Landlord
- Insurance Policy
- Articles of Incorporation (when applicable)
- 10 Year Work History
- Live Scan
- Two Affidavits

Ayes: 5 - President Steven Afriat, Vice President Renée Campbell, Secretary Sara Vasquez, Commissioner Shan Lee and Commissioner James Barger

Attachments: [SUPPORTING DOCUMENT](#)

4. Hearing on application for Private School, Business License ID# 141089, to issue a new license to Paul Astin, Executive Director for Manzanita School and Institute, located at 1717 Old Topanga Canyon Road, Topanga, CA 90290 in the Third District. (14-3605)

Rita Bowman, Treasurer and Tax Collector's Office (TTC), reported that the application is for a Private School business license. The applicant has obtained all the necessary County approvals; TTC has no objection to the issuance of the license.

Paul Astin, Executive Director, and Ryan Becker, Assistant Head of School, for Manzanita School and Institute provided a brief overview of the school. Mr. Astin indicated that he has 20 years of experience as an educator. The target grades are fourth grade through ninth grade. The school curriculum focuses on environmental science, building a sense of stewardship, and provides a rigorous academic program that includes a pond for the endangered California Pond Turtle (Turtle).

In response to President Afriat, Mr. Astin indicated that a conditional use permit (CUP) is in existence.

Vice President Campbell questioned the safety of a railing above a building displayed in a picture of the location. Mr. Astin confirmed that the railing is used to hide an air conditioning unit and there is no public access.

Secretary Vasquez questioned how they maintain the pool area safe and prohibit access. Mr. Astin confirmed that the pool is surrounded by a 6 ft. gate that is locked at all times and a lifeguard is always present when in use.

Commissioner Barger asked further information regarding the Turtles. Mr. Astin indicated that the Turtle is an indigenous species and the school is working with the Resource Conservation District to protect them. Commissioner Barger suggested that Mr. Astin contact the Fish and Game Department for further resources.

On motion of President Afriat, seconded by Vice President Campbell, and unanimously carried by the following vote, the Commission approved the aforementioned license with the condition that they comply with the existing Conditional Use Permit.

Ayes: 5 - President Steven Afriat, Vice President Renée Campbell, Secretary Sara Vasquez, Commissioner Shan Lee and Commissioner James Barger

Attachments:

[SUPPORTING DOCUMENT](#)

5. Hearing on application for Annual Dance/SC for the City of Santa Clarita, Business License ID# 140478, to issue a new license to Wilfredo Arroyo Mora, owner of D'Wilfri Dance Art and Entertainment, located at 23502 Lyons Avenue, Suite 101A, Newhall, CA 91321 in the Fifth District. (14-3606)

Rita Bowman, Treasurer and Tax Collector's Office (TTC), reported that the application is for an Annual Dance business license and the hearing is being held for the City of Santa Clarita. The applicant has obtained all the necessary County approvals; the City of Santa Clarita has no objection to the issuance of the license.

Wilfredo Arroyo Mora, owner of D'Wilfri Dance Art and Entertainment provided a brief overview of the business. Mr. Mora indicated that the studio offers ballroom dance lessons to children and adults. Mr. Mora also stated that the business is very involved with the community and on occasion provides choreography to celebrities who are used to raise funds for non-profit organizations, such as the American Cancer Society.

In response to questions posed by Commissioner Barger, Mr. Mora indicated that the hours of operation are Monday through Friday, 12:00 p.m. to 10:00 p.m. and Saturday, 9:00 a.m. to 5:00 p.m.

On motion of Commissioner Barger, seconded by President Afriat, and unanimously carried by the following vote, the Commission approved the aforementioned license with the condition that they comply with the existing Conditional Use Permit.

Ayes: 5 - President Steven Afriat, Vice President Renée Campbell, Secretary Sara Vasquez, Commissioner Shan Lee and Commissioner James Barger

Attachments: [SUPPORTING DOCUMENT](#)

6. Hearing on application for Annual Dance/SC for the City of Santa Clarita, Business License ID# 140640, to issue a new license to Jan Frishette, owner of Studio 1 Dance Academy, located at 28028 North Seco Canyon Road, Santa Clarita, CA 91390 in the Fifth District. (14-3607)

Rita Bowman, Treasurer and Tax Collector's Office (TTC), reported that the application is for an Annual Dance business license and the hearing is being held for the City of Santa Clarita. The applicant has obtained all the necessary County approvals; the City of Santa Clarita has no objection to the issuance of the license.

Jan Frishette, owner of Studio 1 Dance Academy, provided a brief overview of the business. Ms. Frishette indicated that she has 30 years of experience in teaching dance. Ms. Frishette indicated that the studio offers traditional dance lessons such as tap, ballet, jazz, lyrical and contemporary to patrons three years of age to adult. Ms. Frishette added that the studio is very involved with the community and supports high school dance functions by assisting in fund raising events. Hours of operation are generally afterschool, Monday through Friday, 3:30 p.m. to 8:30 p.m., Saturday, 9:00 a.m. to 4:00 p.m.; a few classes are held Monday and Wednesday mornings for patrons ages three and four.

On motion of Commissioner Barger, seconded by Vice President Campbell, and unanimously carried by the following vote, the Commission approved the aforementioned license with the condition that they comply with the existing Conditional Use Permit.

Ayes: 5 - President Steven Afriat, Vice President Renée Campbell, Secretary Sara Vasquez, Commissioner Shan Lee and Commissioner James Barger

Attachments: [SUPPORTING DOCUMENT](#)

III. DISCUSSION

7. Discussion with Fire Department Representatives regarding business license approvals. (14-3608)

President Afriat called Agenda Item No. 7 after Agenda Item No. 2 in consideration of Fire Department Representatives in attendance.

The Commission expressed concern regarding the comments listed in the business license approvals submitted by the Fire Department. Robert Harmon, Captain and Phil Cocker, Assistant Chief, Los Angeles County Fire Department, provided a brief overview of the approval process.

In response to questions posed by the Commission, Mr. Cocker agreed that a yes or no would ensure clarity on future approvals. Mr. Harmon added that staff will be instructed to no longer use the term "reasonably safe"; the appropriate terms will be discussed with County Counsel for approval.

President Afriat thanked Fire Department representatives for their attendance.

IV. REPORT

8. Commissioners' Comments. (14-3609)

The Commission reviewed the calendar for August and September 2014. The Commission agreed to cancel the following meeting dates:

August 20, August 27, and September 3, 2014.

The next regular meeting is scheduled for Wednesday, September 10, 2014 at 9:00 a.m.

V. MISCELLANEOUS

9. Opportunity for members of the public to address the Commission on items of interest that are within the jurisdiction of the Commission. (14-3610)

No members of the public addressed the Commission.

10. Adjournment for the meeting of August 13, 2014. (14-3611)

On motion of Commissioner Barger, seconded by President Afriat, the Commission adjourned the meeting at 10:04 a.m.